



OFFICE CONDO | FOR SALE

363 New Britain Rd, Unit A | Berlin, CT

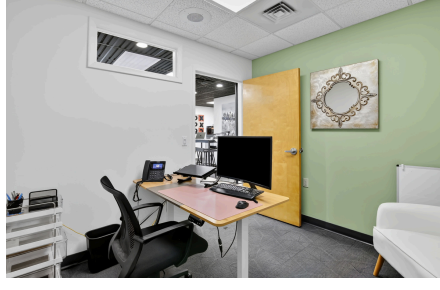
Exceptional opportunity to own a fully-renovated 1,908 sq ft, first-floor office condominium in a highly convenient Berlin location. The unit features a generous waiting area and modern common spaces that include a kitchenette and flexible meeting space. A large conference room offers modern glass sliding doors that allow it to be used either open to the common area or closed for privacy. Additionally, there are two half bathrooms and five private offices—ideal for a professional services firm, design studio or executive suite. The upgrades throughout are both contemporary and tasteful. Two deeded parking spaces are included, and there is ample guest/client parking available on-site. Quarterly condo fees are \$1,225.38. This location offers direct access to Route 9, nearby medical facilities, retail, restaurants, banking, fitness centers, and other professional services, making it well-situated for staff and client convenience.

NADIA KACHWAHA

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PROPERTY INFORMATION

SF*

Approximately 1,908 SF

ZONE

CCD-1

FEATURES

- Renovated office space
- 2 half bathrooms
- 5 private offices

QUARTERLY DUES

\$1,225.38

LIST PRICE

\$250,000



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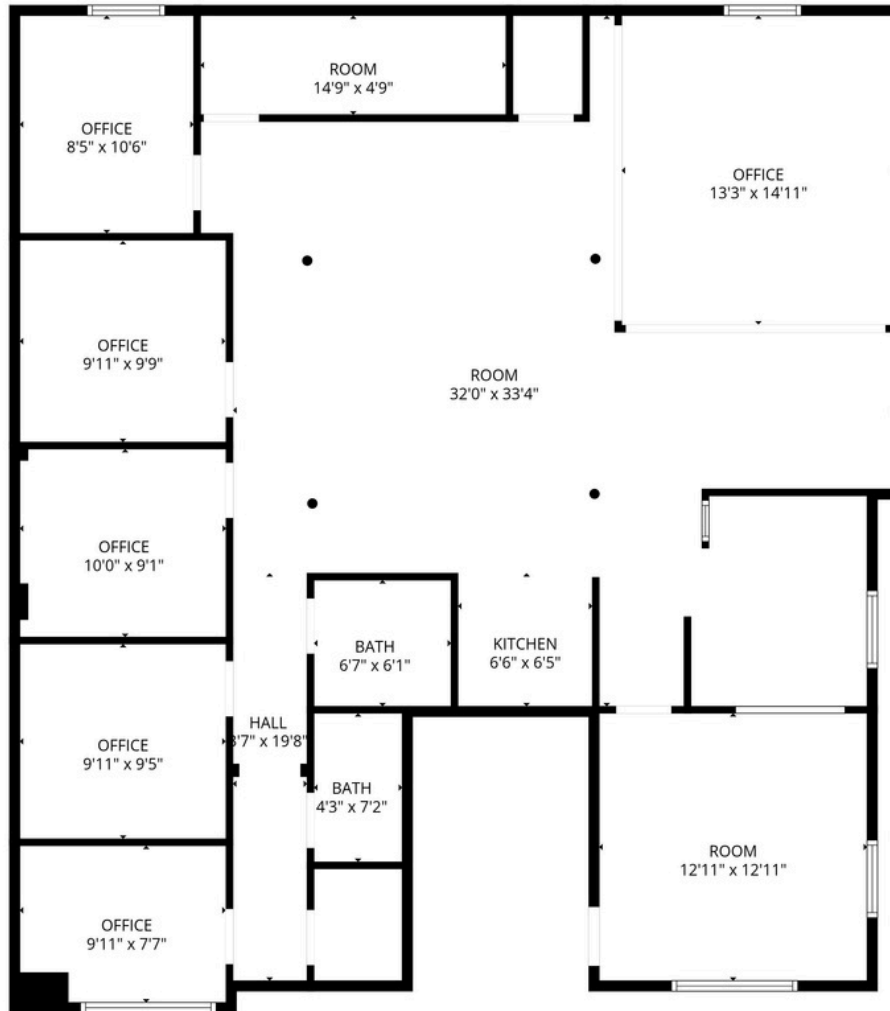
KW Legacy Partners 29
S Main St #204
West Hartford, CT 06107

thekachwahateam.com

*the land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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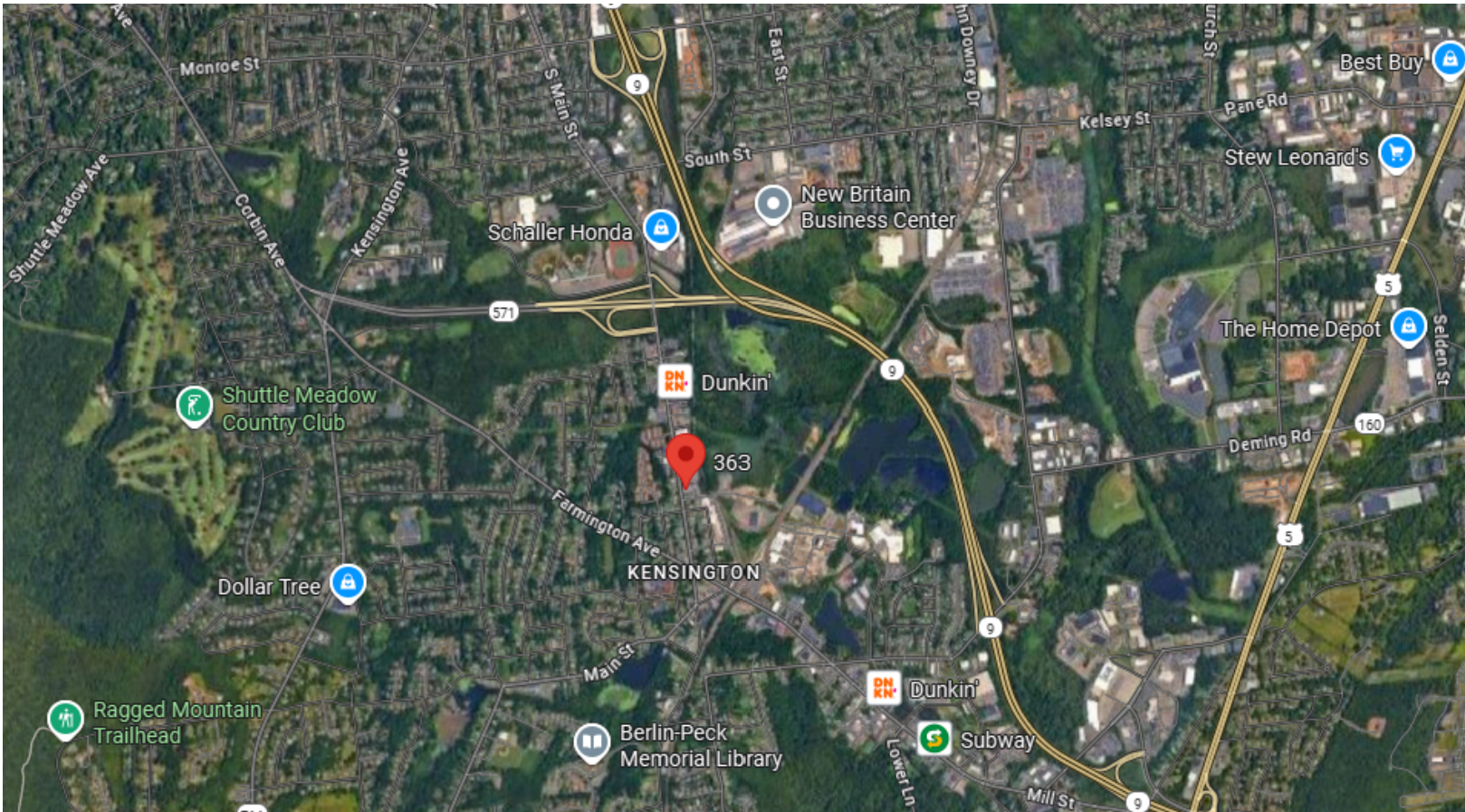
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29 S Main St #204 West
Hartford, CT 06107

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Each Office Is Independently Owned and Operated





DEMOGRAPHICS

Total Population 2025 20,750

% Female 51.5%

% Male 48.5%

Density: 655 persons per square mile

Median Age 48.2

Median HH Income \$138,165



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